

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon
KML LAW GROUP, P.C.
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
NewRez LLC d/b/a Shellpoint Mortgage Servicing

In Re:

Dilma Gomes
Joao Gomes aka John Gomes

DEBTOR(S),



Order Filed on May 19, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 19-31640
Hearing Date: May 19, 2020
Judge: Michael B. Kaplan
Chapter 13

ORDER VACATING STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: May 19, 2020



Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of NewRez LLC d/b/a Shellpoint Mortgage Servicing , under
Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

Land and premises commonly known as 40 Nathan Dr, Old Bridge NJ 08857

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially
pursuing other loss mitigation alternatives, including, but not limited to, a loan modification,
short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's
Sale (or purchaser's assignee) may take any legal action for enforcement of its right to
possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who
entered an appearance on the motion.

rev. 7/12/16

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Joao Gomes
Dilma Gomes
DebtorsCase No. 19-31640-MBK
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: May 20, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 22, 2020.

db/jdb +Joao Gomes, Dilma Gomes, 40 Nathan Drive, Old Bridge, NJ 08857-2790

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 22, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 20, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com
 Denise E. Carlon on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 Elizabeth K. Holdren on behalf of Creditor Oakwoode Association eholdren@hillwallack.com,
 jhanley@hillwallack.com/hwbknj@hillwallack.com
 James J. Cerbone on behalf of Joint Debtor Dilma Gomes cerbonelawfirm@aol.com,
 cerbonejr83307@notify.bestcase.com
 James J. Cerbone on behalf of Debtor Joao Gomes cerbonelawfirm@aol.com,
 cerbonejr83307@notify.bestcase.com
 Joel R. Glucksman on behalf of Creditor Old Bridge Municipal Utilities Authority
 jglucksman@sh-law.com, rjoyce@sh-law.com
 John R. Morton, Jr. on behalf of Creditor Santander Consumer USA Inc. ecfmail@mortoncraig.com,
 mortoncraigecf@gmail.com
 Kevin Gordon McDonald on behalf of Creditor Ditech Financial LLC kmcdonald@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 Michael R. DuPont on behalf of Creditor United Teletech Financial Federal Credit Union
 dupont@redbanklaw.com, dana@redbanklaw.com
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10